

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 10-10-18D

Resolution Title:

Resolution Designating Gilberto Duran as Redeveloper of 939 North 20th Street (Block 853, Lot 7 of the City of Camden Tax Map) Located in the Cramer Hill Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Project Summary:

1. The CRA owns the property known as 939 North 20th Street (Block 853, Lot 7) (the "Project Site").
2. This Resolution seeks to designate Gilberto Duran as redeveloper of the Project Site and convey the Project Site to Mr. Duran via a redevelopment agreement for the fair market value of the property, plus reasonable costs and fees.
3. United Appraisal Services, in a report dated August 14, 2018, determined the fair market value of the Project Site to be \$7,000.00.
4. The Project Site is improved with a vacant structure that requires substantial rehabilitation. The property is part of an intact row of houses and is located adjacent to an occupied residence.
5. Mr. Duran proposes to substantially rehabilitate the structure, and thereafter reside in the structure as his primary residence.

Purpose of Resolution:

To designate a redeveloper and authorize a redevelopment agreement for Block 853, Lot 7

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

FMV, plus reasonable costs and a redevelopment fee

10-10-18D

Resolution Designating Gilberto Duran as Redeveloper of 939 North 20th Street (Block 853, Lot 7 of the City of Camden Tax Map) Located in the Cramer Hill Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

WHEREAS, the City of Camden Redevelopment Agency (CRA) is charged with the duty of redevelopment throughout the City of Camden; and

WHEREAS, the City Council of the City of Camden (“City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, the Cramer Hill Redevelopment Plan (the “Plan”) as to certain land within the City more particularly described therein (the “Redevelopment Area”); and

WHEREAS, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, CRA owns property known as 939 North 20th Street designated as Block 853, Lot 7 of the City of Camden Tax Map which is improved with a vacant structure in need of substantial rehabilitation (the “Project Site”); and

WHEREAS, Mr. Gilberto Duran (the “Redeveloper”) proposes to improve the Project Site and substantially rehabilitate the vacant structure on the property and thereafter, occupy the Project Site as his primary residence; and

10-10-18D (cont'd)

WHEREAS, an appraisal of the Project Site was completed by United Appraisal Services, on August 14, 2018 which determines the property's fair market value to be \$7,000.00; and

WHEREAS, single family residential uses are permitted uses under the Cramer Hill Redevelopment Plan; and

WHEREAS, CRA deems the proposed use of the Project Site to be an appropriate use of the property that is consistent with the Plan and to be in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Project Site.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Gilberto Duran is hereby designated as the redeveloper of the Project Site for purposes of entering into an acceptable redevelopment agreement, which designation shall include the right to purchase the Project Site from the CRA for fair market value and which designation shall expire March 31, 2019 if an acceptable redevelopment agreement is not executed or if the designation is not extended in writing by CRA prior to such deadline; and

BE IT FURTHER RESOLVED that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of the Project Site to the Redeveloper for the fair market value of \$7,000.00 as established by a qualified appraiser plus reasonable costs and expenses incurred by the CRA and a redevelopment fee to be redeveloped for a residential use in the furtherance of redevelopment in the Cramer Hill neighborhood; and

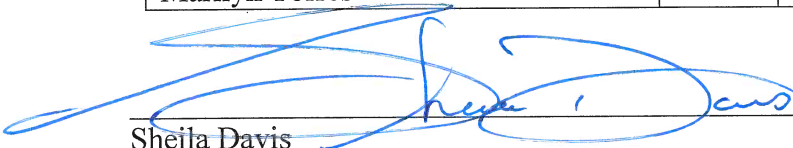
BE IT FURTHER RESOLVED that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

10-10-18D (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Jose Javier Ramos**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman	✓		
Sheila Davis	✓		
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma	✓		
Marilyn Torres			

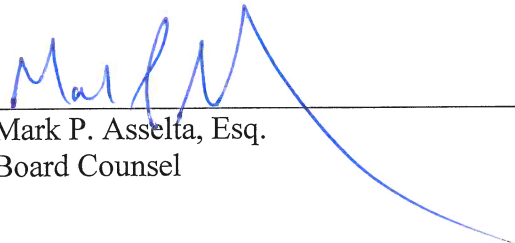


Sheila Davis
Vice-Chairperson

ATTEST: 

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel



Tax Map of Block 853 Lot 7

